

**Introduced by Senator Padilla**

December 1, 2008

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An act to add Section 18029.7 to the Health and Safety Code, relating to manufactured housing.

**LEGISLATIVE COUNSEL'S DIGEST**

SB 23, as introduced, Padilla. Manufactured housing: emergency and fire safety plan.

(1) The Mobilehomes-Manufactured Housing Act of 1980 authorizes the Department of Housing and Community Development to adopt rules and regulations governing conditions relating to the prevention of fire or for the protection of life and property against fire in manufactured homes and mobilehomes. Under existing law, a knowing violation of the act is punishable as a misdemeanor offense.

This bill would require, on or after January 1, 2010, an operator of a mobilehome park or manufactured housing community to develop and implement an emergency and fire safety plan and appropriate emergency services training for park or community managers and onsite staff. The bill would require the operator to distribute and post the plan in a conspicuous area accessible to all residents. The bill would specify that these provisions do not prohibit a city, county, or city and county from enacting an ordinance or policy to adopt more stringent standards to ensure fire prevention and public safety.

By creating a new crime or expanding an existing crime, this bill would impose a state-mandated local program.

(2)The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority. Appropriation: no. Fiscal committee: yes.  
State-mandated local program: yes.

*The people of the State of California do enact as follows:*

1 SECTION 1. Section 18029.7 is added to the Health and Safety  
2 Code, to read:  
3 18029.7. (a) On or after January 1, 2010, an operator of a  
4 mobilehome park or manufactured housing community shall  
5 develop and implement an emergency and fire safety plan and  
6 appropriate emergency services training for park or community  
7 managers and onsite staff. The plan shall include procedures for  
8 identifying and assisting residents with disabilities and other health  
9 problems.  
10 (b) The plan required by subdivision (a) shall be designed in  
11 accordance with requirements determined by the State Fire Marshal  
12 and the Office of Emergency Services.  
13 (c) Each operator shall post the plan in a conspicuous area  
14 accessible to all residents and distribute a copy of the plan to each  
15 resident upon approval of tenancy and annually thereafter.  
16 (d) Nothing in this section shall prohibit a city, county, or city  
17 and county from enacting an ordinance, regulation, or policy to  
18 adopt more stringent standards to ensure fire prevention and public  
19 safety.  
20 SEC. 2. No reimbursement is required by this act pursuant to  
21 Section 6 of Article XIII B of the California Constitution because  
22 the only costs that may be incurred by a local agency or school  
23 district will be incurred because this act creates a new crime or  
24 infraction, eliminates a crime or infraction, or changes the penalty  
25 for a crime or infraction, within the meaning of Section 17556 of  
26 the Government Code, or changes the definition of a crime within  
27 the meaning of Section 6 of Article XIII B of the California  
28 Constitution.

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